	Total Card /	Total Parcel
APPRAISED:	752,800 /	752,800
USE VALUE:	752,800 /	752,800
ASSESSED:	752,800 /	752,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEISTER DANIEL & KAREN E
Owner 2:	
Owner 3:	
Street 1:	23 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 1995 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	330,200		422,600	752,800
Total Card	0.141	330,200		422,600	752,800
Total Parcel	0.141	330,200		422,600	752,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.44 | /Parcel: 377.4

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,100	0	6,125.	422,600	752,700	752,700	Year End Roll	12/18/2019
2019	101	FV	257,300	0	6,125.	422,600	679,900	679,900	Year End Roll	1/3/2019
2018	101	FV	257,300	0	6,125.	374,300	631,600	631,600	Year End Roll	12/20/2017
2017	101	FV	257,300	0	6,125.	314,000	571,300	571,300	Year End Roll	1/3/2017
2016	101	FV	257,300	0	6,125.	314,000	571,300	571,300	Year End	1/4/2016
2015	101	FV	251,000	0	6,125.	271,700	522,700	522,700	Year End Roll	12/11/2014
2014	101	FV	251,000	0	6,125.	262,600	513,600	513,600	Year End Roll	12/16/2013
2013	101	FV	251,000	0	6,125.	250,000	501,000	501,000	Year End Roll	12/13/2012

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 12665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN KENNETH	24867-537		9/28/1994		227,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
12/24/2008	Entry Denied	336	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

Legal Description

User Acct
108190

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
10/01/18

!12665!

PRINT

Date	Time
12/11/20	02:44:06

LAST REV

Date	Time
10/15/18	10:21:32
apro	

USER DEFINED

Prior Id # 1:	108190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.99	8										422,623						422,600	

Total AC/HA:	0.14061	Total SF/SM:	6125	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	422,623	Spl Credit		Total:	422,600

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1915 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17644763
Const Adj.:	1.00979996
Adj $ / SQ:	148.497
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448630
Depreciation:	118438
Depreciated Total:	330192

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1			# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 8		BRs: 4		Baths: 2			HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
	Totals		
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.50
Special Features:	0	Val/Su Net:	96.32
Final Total:	330200	Val/Su SzAd	165.56

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	148.500	167,802
SFL	Second Floor	865	148.500	128,376
BMT	Basement	845	44.550	37,644
OFP	Open Porch	217	24.340	5,282
UAT	Upper Attic	211	59.400	12,548
WDK	Deck	160	12.370	1,979
	Net Sketched Area:	3,428	Total:	353,631
Size Ad	1994.5	Gross Are	4107 FinArea	1995

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro   Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:	
Year:		Color:			

SPEC FEATURES/YARD ITEMS

PARCEL ID   162.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N		Total Yard Items:	Total Special Featues:		Total: